

NOTICE to OWNERS of PROPERTY ASSESSED IN CENTRAL PARK.

The owners of property assessed in Central Park are hereby notified that said assessments can be paid at this office until Feb. 25, 1857, inclusive, with 1 per cent interest from Jan. 15 of February, 1856, the date of the assessment; after that date the assessments will be referred to the Board of Assessors and when interest will be charged at the rate of 12 per cent per annum from the date of issuance of the bill, Feb. 25, 1857.

BOOKKEEPING, ARITHMETIC and WRITING.—M. RENVILLE, No. 1 Broadway, offers us his services as a teacher of bookkeeping and arithmetic to young persons for the Canadian school, and also to those who desire to learn the English language. After that date the assessments will be referred to the Board of Assessors and when interest will be charged at the rate of 12 per cent per annum from the date of issuance of the bill, Feb. 25, 1857.

BOOKKEEPING and BUSINESS WRITING.—DOLBEAUX's system of hand training, No. 6 Broad- way, gives every student the ability to write any style desired with ease and rapidity, as it covers all subjects and from every hand. Call and see.

FENCING.—Mons. WELLER, for eight years Professor of Arms in the French Army, teaches Fencing with Rapier, Sabre, Rapier, and Single Stick. Lessons given at No. 149 Bowery, 3d story, or at the residence of pupils. Tuition evenings from 7 to 9 o'clock, in the Saloon on the 1st floor, No. 149 Bowery.

FRENCH INSTITUTE.—For young gentlemen, Classical and Commercial Boarding and Day School, No. 45 East 24th st., near Madison Park. PROF. ELIE CHARLIER.

LESSONS in OIL and PASTEL PAINTING, MONOCHROMATIC DRAWING and ORIENTAL TINTING.—By a Lady who has studied in France, either at her residence or that of the pupil. For details apply to EUROPEAN, Seneca St., No. 629 Broadway.

SELECT SEMINARY for YOUNG LADIES.—The Misses ANTISELL receive a very limited number of pupils. The course of studies covers the English and German Languages, Drawing, French moderate, for circles, references, &c., apply at the Seminary, Prof. Rich- mond, Staten Island.

\$2 50.—WRITING, full course; BOOK-KEEPING, 10th time unlimited. These im- portant branches, without which young men are incompetent to enter into business, are taught every evening by Mr. PAYNERS and Assistants, No. 62 Bowery, N.Y.

FURNISHED ROOMS at No. 512 Broadway, opposite the St. Nicholas Hotel. Good Eating Saloon in basement. One room now occupied. Apply to DR. H. K. REED & CO., on the premises.

Board and Rooms.

BOARD WANTED until May 1 by a Lady, either in New York or Brooklyn, a room with a coke stove, with a widow, who would like a quiet person. About \$4 per week would be paid, and in advance, if required. Boarding-house keepers need not answer this. Address M. A., Tribune Office.

BOARDING-AT No. 45 and 47 East Broadway. For Gentlemen and their wives; also for single Gentlemen. Facilities for fire.

FURNISHED ROOMS at No. 512 Broadway, opposite the St. Nicholas Hotel. Good Eating Saloon in basement. One room now occupied. Apply to DR. H. K. REED & CO., on the premises.

Houses to Let.

ONE large front ROOM to LET with BOARD, in the brown stone house, No. 102 East 14th st., opposite the Academy of Music.

STEADY STEAM POWER and light ROOMS, at low rates, by J. GAUDI, No. 102 Waller st.

TO LET or LEASE—A PLOT of GROUND, containing seven lots, fronting on Avenue C and 11th and 12th sts. On the avenue is a four-story brick building, 77 feet front, in which is an engine and boiler powerhouse. The street lot is 100 feet deep, 100 feet wide, and is perfectly suitable for a steam planing mill, or any other large manufacturing business. The street lots will be let separately from the avenue, if desired, and power can be obtained at moderate rates. Apply to J. P. BUTTERWORTH, No. 52 Merchant's Exchange.

Houses and Farms Wanted.

HOUSE WANTED.—To lease for a term of years, a HOUSE furnished with all the Modern Improvements, situated between 4th and 5th sts., in a pleasant neighborhood; possession preferred by or before the first of March. Rent not to exceed \$150 per month. A good tenement may be had by addressing Box No. 757, P. O.

Real Estate for Sale.

FOR SALE or EXCHANGE—1,600 acres of FARMING and TIMBER LANDS, also a FARM of 200 acres, with new Dwellings and numerous Outbuildings, in Virginia, 16 miles from Washington City, 5 miles from Alexandria, 10 miles from Falls Church, 10 miles from the Capital. The street lot is 100 feet deep, 100 feet wide, and is perfectly suitable for a steam planing mill, or any other large manufacturing business. The street lots will be let separately from the avenue, if desired, and power can be obtained at moderate rates. Apply to J. P. BUTTERWORTH, No. 52 Merchant's Exchange.

Houses and Farms Wanted.

FIRST-CLASS PIANO—Elegant Case and brilliant Tone, selected by a celebrated teacher, and cost \$300; made by one of the best makers, and warranted to last 4 months; will be sold for \$250 can be seen at No. 149 Bowery.

GREAT IMPROVEMENTS in PIANO-FORTES.—Messrs. LIGHTE, NEWTON & BRADBURY, No. 47 Bowery, respectively, have added to their PIANO-FORTES, recently made with the patent ARCH WREST PLATE, which is undoubtedly the most substantial improvement ever introduced into this popular instrument.

GOLD-MEDAL PIANOS—STEINWAY & SONS, No. 64 Waller st., near Broadway, have again been awarded the FIRST PRIZE at the last Fair of the American Institute, New York; and also the First PRIZE at the GOLD MEDAL at the recent International Exhibition of Industrial Arts, Paris, in addition to the three already received—making FIVE FIRST PRIZE MEDALS within the last 16 months.

MODEL MELODEONS, &c.—Elegant illustrations, models, &c., 622 Bowery, contain a complete collection of such style and size of Melodeons and Organ-Harmoniums, will be sent free to any address, on application to MASON & HAMILTON, Boston, Mass.

ORGAN HARMONIUMS.—These new and beautiful Parlor and Church Instruments are recommended in the strongest terms by Thalberg, W. Mason, Morgan, and all the best musicians in America. They are equal to the best instruments in Europe. Price \$150 to \$300. By Wm. H. Bissell, by whom the best references are willingly given. Our prices were awarded premiums at the Exhibition of the American Institute, Crystal Palace, New York, 1851. All our Prices are warranted. SCHUTZ & CO., 160 Broadway, No. 402 Fulton-st., near the west side of Broadway.

Machinery, &c.

STEAM ENGINE for SALE.—A good second-hand Horizontal Steam Engine, with Boiler Pump, all complete, now running well, and in full operation. Will be sold cheap, if applied for soon. Address T. C. SIMONTON & CO., Paterson, N.J.

CUTLERY, Hardware and Iron.

CHRISTOFLE & Co.'s CELEBRATED ELECTRO PLATEDWARE.

The Depot of this celebrated ware, formerly situated at No. 461 Broadway, has been removed to No. 97 WILLIAM-ST. Always on hand, Tea and Tea Sets, Trays, Forks and Spoons, &c., by GOURGE & CO., No. 97 WILLIAM-ST.

COAL HODS, Coal Shovels, Ash Shovels and Scuttles. For Fire-places, Stoves, Pots, Andirons, &c., for sale by CHAS. R. LITTLE & CO., Nos. 31 and 34 Fulton-st.

HAMMERED SALISBURY IRON.—From cold-blown charcoal Pig, and wholly wrought in charcoal, is of extraordinary strength and durability. Price \$10 per lb. For sale by JOHN W. QUINCY, No. 75 Broadway.

OAMES & SON'S SHOVELS and SPADES.—For sale by JOHN W. QUINCY, No. 98 William-st.

RAILROAD IRON.—The "MONTOUR IRON COMPANY" is prepared to execute orders for RAILS of the usual patterns and weights, and of any required length, not exceeding 30 feet per Rail. Apply to THOS. CHAMBERS, President, No. 42 Exchange-place, New York.

SLEIGH BELLS.—Silver plated SLEIGH BELLS, on fancy colored Straps, polished and rough round and open drite, strapped for sale by CHAS. R. LITTLE & CO., Nos. 31 and 34 Fulton-st.

SKATES.—A large assortment of English, German and American SKATES, for sale by CHAS. R. LITTLE & CO., Nos. 31 and 34 Fulton-st.

SPELTER, ANTHONY, BANCA TIN, CUT NAILS. for sale by JOHN W. QUINCY, No. 98 William-st.

THOMAS PIG IRON.—Soft, fine, strong, and a warranted substitute for Scotch Pig. JOHN W. QUINCY, No. 98 William-st.

PRICE AND TERMS of PAYMENT.

The price will vary from \$5 to \$25, according to location, size, and quality of material, and further information respecting the purchase money to be paid in five annual installments—the first to come in two years from the date of contract, and the others annually thereafter. The last payment will be made on the 1st day of the sixth month after the date of the contract, and the lands are not subject to taxation till then paid for.

The same remarks hold good in relation to the lands in the Territories of Kansas and Nebraska, and the distance to markets may be a consideration, but the distance to markets to the north, and every hundred miles the products of those lands are carried either in wagons or interrupted water communications increase the expense of removal, and the cost of removal will be deducted from the price of their products; and to that extent precisely are the incomes from the lands, and of course of their investments, annually and every year.

The great value of lands in the older States, and the small returns from the cultivation in the older States. The first and most important consideration is the soil, the broken land, and naturally it requires the cost of plowing and fencing.

What soon on the newly-turned soil is sure to yield very large profits. A plow and two oxen will do the work, and will break up a half to two acres.

Contractors will be paid for making roads, etc., from \$2 to \$2 per acre. By judicious management, the land may be plowed and fenced the first, and under a high state of cultivation the second year.

Corn, grain, cattle, etc., will be forwarded at reasonable rates to Chicago for the Eastern, and to Cairo for the Southern market.

Bittuminous Coal is extensively mined along the Road, and supplies a cheap and desirable fuel, being furnished at many points at \$1 to \$9 per ton per year. Coal can be had at the same rate per acre, and various qualities have been found in the northern part of the State, and there is no lack of Building Stone of excellent quality—white and blue Limestone, and white and red granite, which can be had for little more than the expense of transportation.

The coal in the Land States, having generally been withdrawn from market, immigrants from the Eastern States and Europe can be accommodated by this Company with valuable Farms, at the old prices, and in full payment. With the exception of the first year, there will be no loss.

When those lands are restored to market, persons who think of settling on them, or in Minnesota, should apply to the Land Office of the Land Company, for which they are now in receipt, and receive a report on the value of the lands.

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